

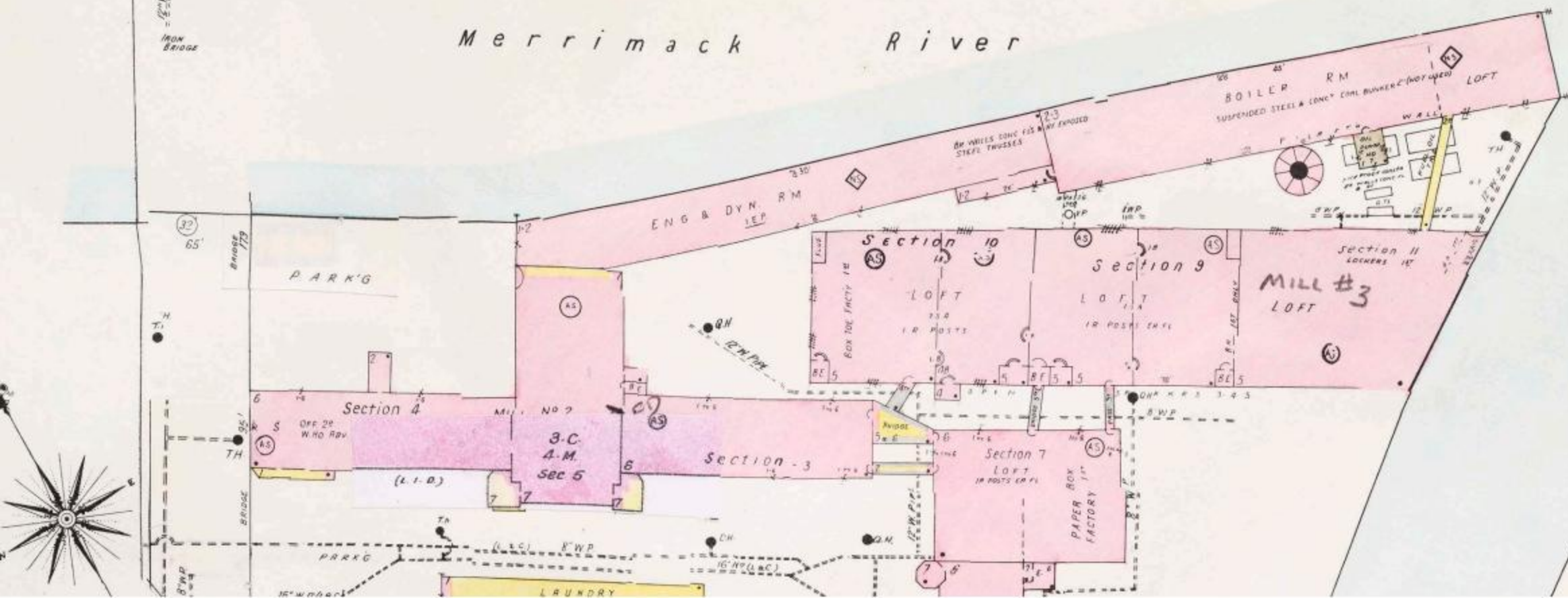
APPENDIX E:

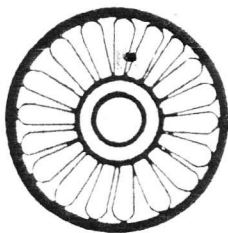
Documentation of Vacancy History – Boiler House and Picker Building

LOWELL INDUSTRIAL DEVELOPMENT CO
BLDGs RENTED TO VARIOUS OCCUPANTS

WATCHMAN WITH CLOCK POWER WATER &
ELEC LEP MNT STEAM FUEL / FUEL OIL VPS
AS SHOWN

Merrimack River





COMMONWEAL COLLABORATIVE

66 WEST STREET, LEOMINSTER, MASSACHUSETTS 01453

Telephone: 978/537-6414 Facsimile: 978/537-8056

Email: CommonColl@aol.com

VIA FED EX

November 24, 2003

Debra Lavoie, Architectural Review
Massachusetts Historical Commission
Massachusetts Archives at Columbia Point
220 Morrissey Blvd.
Boston, Massachusetts 02125

Re: Mill No. 3/Picker House and Boiler House,
Massachusetts Mills, Lowell MA

Dear Deb:

As per previous discussions regarding the above-referenced project, please find enclosed a preliminary submission dealing with critical issues to be resolved in the rehabilitation of these buildings. Material is presented in the form of Amendment H, the sequitur to the last approved amendment which separated the adaptive use of these buildings from the Historic Preservation Certification Application for rehabilitations previously undertaken at the site.

Amendment H submitted here includes current photographs, revised cover sheets and updates of Parts 1 and 2 of the HPCA, to present treatments that have been modified from earlier reviews. Of primary concern are approvals regarding the demolition of the 5 westernmost bays (11 column lines) of Section 10 in Mill No. 3/Picker House, complete removal of the coal bunker from the Boiler House and the appropriateness of proposed replacement windows for both buildings. Other issues reiterate matters that were previously approved in earlier submissions. Where such approvals were previously made they have been noted in the text.

In determining with NPS how this continuation of the project should be processed, you should be aware that I have listed the existing current Taxpayer Identification Number for Massachusetts Mills III Limited Partnership. Although the TIN was not yet assigned, Massachusetts Mills III LP was listed with Massachusetts Mills I and II Limited Partnerships on the Part 2 Cover Sheet submitted in 1987. The NPS Project Number used on the Part 2 Cover Sheet herein is the one assigned in 1987. We will be glad to revise any of these cover sheets as necessary to meet your needs. You will also note that as per our discussions, NPS copy of these materials have been simultaneously forwarded to Washington.

I believe most of these matters were discussed during our site meeting, but please call if you have any questions. You will also note that as per our discussions, NPS copy of these materials have been simultaneously forwarded to Washington.

Respectfully,

Dianne L. Siergiej
Dianne L. Siergiej
Principal

Enc.

cc: JoEllen Hensley, TPSB, NPS
M. Mullins, Massachusetts Mills III LP
T. Langlois, The Joseph R. Mullins Co.
J. Sperling, Rubin and Rudman LLP
H. Russell Scott Steedle & Capone Architects, Inc.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 --- EVALUATION OF SIGNIFICANCE

NPS Office Use Only
NRIS No

NPS Office Use Only
Project No

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. Name of property: Massachusetts Mills: Boiler House and Mill No. 3/Picker House
Address of property: Street 95 Bridge Street
City Lowell County Middlesex State Massachusetts Zip 01852
Name of historic district Lowell Locks and Canals Historic District
☒ National Register district ☐ certified state or local district ☐ potential historic district

2. Check nature of request:

- ☒ certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation
☐ certification that the structure or building and, where appropriate, the land area on which such a structure or buildings is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes
☐ certification that the building does not contribute to the significance of the above-named historic district
☐ preliminary determination for individual listing in the National Register
☐ preliminary determination that a building located within a potential historic district contributes to the significance of the district
☐ preliminary determination that a building outside the period or area of significance contributes to the significance of the district

3. Project contact:

Name Dianne L. Siergiej
Street 66 West Street City Leominster
State Massachusetts Zip 01453 Daytime Telephone Number 978/537-6414

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I won the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Joseph R. Mullins Signature Joseph R. Mullins Date 11/21/03
Organization Massachusetts Mills III Limited Partnership
Social Security or Taxpayer Identification Number 04-3047613
Street 25 Braintree Hill Park, Suite 105 City Braintree
State Massachusetts Zip 02184 Daytime Telephone Number 781/849-3388

NPS Office Use Only

The National Park Service has reviewed the "Historic Preservation Certification Application --- Part 1" for the above-named property and hereby determines that the property:

- ☐ contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation
☐ contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution or conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
☐ does not contribute to the significance of the above-named district.

Preliminary Determinations:

- ☐ appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
☐ does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
☐ appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
☐ appears to contribute to the significance of a registered historic district, but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
☐ does not appear to qualify as a certified historic structure.

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

☐ See Attachments

HISTORIC PRESERVATION
CERTIFICATION APPLICATION ---
PART 1

Project Number

Mill No. 3/Picker House and Boiler House, Massachusetts Mills
95 Bridge Street, Lowell, MA

5. Description of physical appearance:

The Picker House/Mill No. 3 and the Boiler House are parts of the group of buildings in the complex erected by the Massachusetts Mills between 1891 and 1911. Although the company experienced losses a majority of those years, it continued to expand the complex in hope of capturing a larger share of the market. More utilitarian in design than the earlier Italianate-detailed Mills No. 1 and 2, the plainness of these buildings is relieved by attempted symmetry and continuity of design detail including segmental-arched openings and corbeled cornices.

The Picker House/Mill Number 3 (Photo Nos. P-8, P-12, P-13, 16, P-17a - P-17c; P-18 - P-20, P-25 - 29, P-32, P-33, P-36 - P-53, P-59 - P-63, P-65, P-68, P-70 - P-79; P-80 - P-270; Fig. Nos. 12 -17, 27; Figs. 12 - 17 and 27¹) of the Massachusetts Mills, is comprised of three, separate, red brick structures: **Section No. 9 (1891-1892)**, **Section No. 10 (1904)**, partially constructed on the site of the 1852 Picker House [demolished 1904], and **Section No. 11 (1910)**, erected on then recent land fill at the river bank. The mill's two, original sections No. 9 (1891-1892) and No. 10 (1904) were raised from four to five stories following their original window spacing and design when Section No. 11 was constructed c. 1911. Though built at different dates, the Sections share nearly identical exterior design to create a unified, 5-story, 381' x 94' mill of 4 x 23 bays.

The roof line is defined by a slightly projecting, decorative, brick cornice. Elevations generally consist of regular bays defined by wide, segmental-arched window openings. The eastern wall of Section 11 slants obliquely to follow the channel of the Concord River. It includes unglazed openings at ground level creating a one-bay wide, open arcade to access to the Boiler House (Section 19) located to the north. Original fenestration consisted of paired, 20-light, fixed wooden sash windows with operable, paired 8-light transoms. All transoms have been removed and replaced with plywood panels. Windows on the west and part of the south elevation of Section 10 have been replaced with steel industrial sash. Nearly all existing sash consists of twentieth century modifications, including paired, 9/9 and 4/4, wooden, double-hung sash replacement windows and original fixed sash fitted with 10-light, operable, pivoting sections as well as metal, industrial sash replacements. Other openings, especially on the north elevation are without sash, blocked with torn plastic sheeting or plywood. Mid-twentieth century, truck-loading bays have been installed on the south elevation Section No. 11. Iron, platform fire escapes are affixed to the west and east elevations. Two, corrugated metal-sheathed, metal-frame, bridges, built in 1911, connect Section 9 of Mill No. 3/Picker House with Section 7 of Mill No. 1.

Date of Construction Mill No. 3/Picker House (1891, 1904, 1910)
Boiler House (1909-1911)

Source of Date: Building Plans and
Shepley, Bulfinch, Richardson and Abbott, Lowell National
Historical Park and Cultural Resources Inventory.

Date(s) of Alteration(s):

Has building been moved? ☐ yes ☒ no. If so, when?

6. Statement of significance:

The Picker House/Mill No. 3 (Sections No. 9, 10 and 11) is in good condition and contributes to the overall historical significance of the Massachusetts Mills complex by advancing the sense of time, place and development. Modifications made overtime have not undermined its architectural integrity so that the mill continues to relate in location, design setting, materials, workmanship, feeling and association to the complex which holds an important role in the economic and social development of the City of Lowell.

Mill No. 3/Picker House. It is the third iteration of Picker House function on the site. Original Picker Houses built c. 1839 (demolished 1854), as shown in a 1939 plan of the Massachusetts Cotton Mills and a view of the mill yard on the 1850 Map of the City of Lowell by Sidney & Neff consisted of eight, 2 ½ story, gable-roofed, buildings located 2 each in front of the four original mills (Sections 1, 2, 3 and 4).

Situated between the power structures (the Boiler House [Section 19] and the Main Power Building [Section 18]) which front on the Merrimack River and the original mill buildings (Mills No. 1 and No. 2), the location of the Picker House/Mill No. 3 reflects the dense courtyard construction necessitated by the limited site of the Massachusetts Mills. The freestanding construction of the Picker House/Mill Number 3 exemplifies traditional textile mill configuration in which picker houses, which housed machinery to mix an separate raw cotton, were separated from other functions because of the combustible material they contained.

The **Boiler House B (Section 19)** although damaged by fire, explosion and neglect retains sufficient architectural integrity to maintain its relationship to the complex in location, design setting, materials, workmanship, feeling and association. Its high profile location on the river bank at the confluence of the Merrimack and Concord Rivers makes it an important element in maintaining the historic "Mile of Mills" in the City of Lowell as viewed from the Merrimack River.

7. Photographs and maps.

Attach photographs and maps to application.

Continuation sheets attached: ☒ yes ☐ no

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION ---
PART 1**

Project Number

Mill No. 3/Picker House and Boiler House, Massachusetts Mills
95 Bridge Street, Lowell, MA

5. Description of physical appearance (continued):

Building sections of the Picker House/Mill Number 3 have been largely combined to create an open interior with some modern frame partitions defining office and other space required by subsequent uses (Photo Nos. P-106 - P-270; Fig 27). Interior bays are defined by three or four rows of cast iron columns, 8' on center, supporting massive wood beams. Wood floors are in varying condition showing substantial rot due to water penetration. A rectangular, enclosed, wooden staircase is isolated between brick fire walls.

Alterations to the Picker House include the modification, removal and replacement of nearly all original sash, demolition of interior walls to accommodate additions of new construction, and the removal of a belt tower from the south elevation of Section No.10.

The **Boiler House B Section No.19 (1909-1911)**; Photo Nos. 12, 13, 17d, 18 - 24, 53 - 63, 72, 75 - 77, 271 - 332; Figure Nos. 21- 26) is located on the point at the confluence of the Concord and Merrimack Rivers. It contributes to the significance of the complex, but, having been vacant for more than fifty years and damaged by fire, deferred maintenance and explosions, is in very poor condition. Access to the building is limited to the narrow arcade on the ground floor of Section No.11 of Mill No. 3, Picker House.

Utilitarian in style, the tall, rectangular-plan, steel-frame structure has two-foot-thick, red brick in-fill. Piers divide each elevation into equal-sized bays which rise full height to segmental-arched heads beneath the corbeled cornice. The flat roof is almost entirely covered by a 8'-high, 38' wide x 300' long, steel-framed, corrugated-stucco penthouse with corrugated metal roof. Now in very poor, deteriorated condition, it sheltered a coal conveyor. Set in the bays of the north and east elevations are large, rectangular window openings surmounted by segmental-arched window openings. Blind openings denoted by granite "sills" occupied the top of each bay. On the south elevation, the top of each bay is occupied by large, full-bay, segmental-arched window openings. Smaller, narrower, segmental-arched window openings denote ground level. An open, metal frame bridge extends from the fourth floor of the Mill No. 3/Picker House to middle row of openings in the Boiler House. The west elevation, which abuts the Main Power House (Section 18), is blank except for the corbeled cornice.

The open interior housed space for boilers (not extant) and a massive steel superstructure tied into the masonry and steel exterior walls which supports a deep, concrete-lined, coal bunker suspended immediately below the flat roof. The bunker runs almost the entire length of the narrow space. Coal was delivered to it via conveyor in the penthouse.

Lack of maintenance during more than fifty years of abandonment and a gas explosion and fire in the 1970s have left the building without window sash or doors and has undermined its physical condition. The steel structural system was also damaged by fire which caused several instances of failure at its east end. Spandrels on two window openings at the east end of the north elevation have been removed lowering the opening to ground level. This blighted condition leaves the building exposed to weather resulting in the regular presence of water in the fifteen foot-high basement and rapidly-progressing, major masonry problems including a crumbling parapet and wall deterioration. Salvage operations to remove boilers and machinery have further damaged or widened original openings. A tall, circular plan, masonry smoke stack adjacent to the south elevation is in better condition. Deterioration and limited access complicate rehabilitation of the Boiler House.

6. Statement of significance (continued) :

Construction of the Boiler House B (Section 19) continued a trend toward decreased reliance on water power and increased use of steam generated by coal-burning boilers. By 1911, steam power accounted for one half of power production at the mill, most of which was converted to electricity. The first boiler plant and smoke stack, Boiler House A, Section 17 (demolished 1937) was built in 1872 and expanded 1894. It was served by a rail spur from Canal Street.

Boiler House B (Section 19) is the second boiler plant of the Massachusetts Mills. Not a conventional mill building like the others of the complex, it consists of a steel structure supporting a coal bunker enclosed by brick walls topped with a low penthouse that sheltered a low conveyor. The coal bunker originally functioned by gravity to feed the boilers below, now removed. Coal was delivered from a railroad spur parallel to Bridge Street that ran through Boiler House A (Section 18; demolished 1937), then over the roof of the Main Power Building (Section No.18) via a trestle (not extant). A coal elevator was later installed along the south elevation.

1. Photo Nos. refer to photographs included in this submission. Figure Nos. refer to photographs submitted with Part 1 of the 1987 HPCA.

NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 --- DESCRIPTION OF REHABILITATION

NPS Office Use Only
NRIS No:

NPS Office Use Only
Project No:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of property: Massachusetts Mills: Boiler House and Mill No. 3/Picker House

Address of property: Street 95 Bridge Street

City Lowell County Middlesex State Massachusetts Zip 01842

☐ Listed individually in the National Register of Historic Places; give date of listing _____

☐ Located in a Registered Historic District; specify: NRDIS 8/13/76; NHL 12/22/1977

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☒ yes ☐ no

If yes, date Part 1 submitted: with Part 2 Date of certification: _____ NPS Project Number: (1987 No.) 11062 MA

2. Date on building and rehabilitation project:

Date building constructed: Mill No. 3: 1891-1911; Boiler House 1909-11 Total number of housing units before rehabilitation 0

Type of construction: Masonry Number that are low-moderate income: 0

Use(s) before rehabilitation: Vacant Total number of housing units after rehabilitation: Mill No. 3 98; Boiler House 55

Proposed use(s) after rehabilitation: Residential Number that are low-moderate income: 0

Estimated cost of rehabilitation: _____ Floor area before rehabilitation: Mill No. 3: 215,589 SF Boiler Hs.: 15,529 SF

This application covers phase number 1 of 1 phases Floor area after rehabilitation: Mill No. 3: 170,469 SF Boiler Hs.: 77,645 SF

Project/phase start date (est.): May 2004 Completion date (est.): December 2005

3. Project contact:

Name Dianne L. Siergiej

Street 66 West Street City Leominster

State Massachusetts Zip 01453 Daytime Telephone Number 978/537-6414

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I won the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name Joseph R. Mullins Signature Joseph R. Mullins Date 11/21/03

Organization Massachusetts Mills III Limited Partnership

Social Security or Taxpayer Identification Number 04-3047613

Street 50 Braintree Hill Park, Suite 105 City Braintree

State Massachusetts Zip 02184 Daytime Telephone Number 781/849-3388

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application --- Part 2" for the above-named property and has determined:

- ☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.
- ☐ that the rehabilitation or proposed rehabilitation will meet the secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- ☐ that the rehabilitation or proposed rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

☐ See Attachments

CONTINUATION/AMENDMENT SHEET

Historic Preservation Certification Application

Mill No. 3/Picker House and Boiler House, Massachusetts Mills

Property Name

95 Bridge Street Lowell, MA

Property Address

Existing Conditions

1. Feature: Site
Date: 1882-

The project site, in the interior of the mill yard, consists of the lot on which are located the Mill No. 3/Picker House (Section 9 [1891]; Section 10 [1904] and Section 11, [1910]) and the Boiler House (Section 19 [1909-1911] of the Massachusetts Mills and the areaway between Sections 3 and 5 of Mill No. 2, the Main Power House (Section 18) and Section 10 of Mill No. 3/Picker House. The lot for Mill No. 3/Picker House and the Boiler House is at least partially filled land created c. 1882 to expand the congested mill yard and the promontory at the confluence of the Merrimack and Concord Rivers. The areaway between Mill No. 3/Picker House and the Boiler House is littered with debris and overgrown with vegetation consisting of scrub growth, saplings, vines and ivy, some of which has extended to brick masonry. The level areaway between Mill No. 2, the Main Power House and Mill No. 3/Picker House is simply landscaped as a lawned area with plantings and fencing along Sections 3 and 5 of Mill No. 2.

Photo No. P-12 - P-79

Plan No. D-3, D-4, D-5, D-6, D-7, A2.1, A2.2, Exhibit 17

2. Feature: Demolition at the west end of
Mill No. 3/Picker House
Date: 1904

The Picker House/Mill Number 3 of the Massachusetts Mills, is comprised of three, separate, red brick structures W to E: Section No. 10 (1904), Section No. 9 (1891-1892) and Section No. 11 (1910). The 2 westernmost bays of the N elevation of Section No. 10 are conjoined to the south elevation of the Main Power House (Section 18). As a result, access to the Boiler House (Section 19) is limited to the narrow, 1-bay wide arcade on the ground floor of Section No. 11 of Mill No. 3/Picker House. Width of the existing passage between Section No. 10 of Mill No. 3/Picker House and Section No. 3 of adjacent Mill No. 2 is less than 10'. Congestion in this area seriously inhibits development due to access concerns for fire safety, emergency vehicles, construction and maintenance equipment.

Photo No. P-8, P-12, P-13, 16, P-17a, P -25, P-27 - P-29
P-32, P-33, P-35, P-44, P-47 - P-50, P-79

Plan No. D-3, D-4, D-5, D-6, D-7, A2.1, A2.2

Impact on Existing Conditions

The areaway between Mill No. 3/Picker House and the Boiler House will be cleared of debris, graded and landscaped to satisfy circulation requirements. Demolition of 5 bays at the west end of Section 10 of Mill No. 3/Picker House will allow vehicular access between it and Section No. 3 of adjacent Mill No. 2 and pedestrian access between it and the Main Power House (Section 18). The areaway between Mill No. 2, the Main Power House and Mill No. 3/Picker House, enlarged with the demolition at the west end of Section 10 of Mill No. 3/Picker House will be re-graded to allow vehicular access to a garage entry at basement level on the new W elevation to be built for Mill No. 3/Picker House. To help meet zoning requirements, necessary additional resident parking will be created in the basement of Mill No. 3 /Picker House (see below Item 2 Demolition at Mill No. 3/Picker House).

As per attached plans, the 5 westernmost bays of Section 10 in Mill No. 3/Picker House will be removed to open the areaways between it, Mill No. 2 and the Main Power House. The opening created by the demolition will allow a second means of pedestrian access/egress from the 55 apartments to be built in the Boiler House and allow vehicular passage between Mill No. 3/Picker House and Section No. 3 of adjacent Mill No. 2 to access/egress required additional parking to be created the basement of Mill No. 3/Picker House (see below, Basement, Mill No. 3/Picker House).

In the approved Part 2 of the 1987 HPCA for these buildings, the structure of Section 9 in the Mill No. 3/Picker House was to be modified by the introduction of a steel superstructure to allow construction as a 7-level parking garage within the building envelope.

CONTINUATION/AMENDMENT SHEET

Historic Preservation Certification Application

Mill No. 3/Picker House and Boiler House, Massachusetts Mills

Property Name

95 Bridge Street Lowell, MA

Property Address

Existing Conditions

3. Feature: Basement Mill No. 3/Picker House
Date: 1904

The basement of Sections 9, 10 and 11 consists of unfinished space of 8' 8" clearance, load-bearing brick masonry, split granite foundation, cement concrete floor, cast iron columns on cast iron plates supporting heavy timber internal framing with 12" x 16" beams. Interior brick walls exist at column line 11, a curvilinear brick wall between column lines 11 and 14, between column lines 17 and 18 and at column lines 24, 33 and 43. Frame shelves and wood partitions demise bathroom, wood stair and storage areas. A freight elevator and concrete pad are located in Section 11.

Photo No. P-80 - P-103

Plan No. D-3, D-5, D-6, D-7, A1.1, A2.1

4. Feature: Fenestration, Mill No. 3/Picker House
Date: 1891, 1910 and 1911

Extant windows in Mill No. 3/Picker House are comprised of several types in both wood and steel sash. Original fenestration consisted of paired, 20-light, fixed wooden sash windows surmounted by operable, paired 8-light transoms. All transoms have been removed and replaced with plywood panels. In 1911, windows on the west and part of the south elevation of Section 10 were replaced with steel industrial sash. Most of the existing sash in all sections Mill No. 3/Picker House consists of twentieth-century modifications including paired, 9/9 and 4/4, wooden, double-hung sash windows installed in place of fixed sash and 10-light, operable, pivoting sections inserted into fixed sash panels as well as the industrial sash replacements. No elevation windows are visible only from the areaway between Mill No. 3/Picker House and the Boiler House.

Fenestration is in poor condition due to physical damage caused by impact from an explosion and fire in the 1970s and years of damage by water penetration. Many window openings, especially on the north elevation, are entirely without sash and are blocked with torn plastic sheeting or plywood. Tabulation of the results of a window survey conducted by the Russell, Scott, Steedle & Capone Architects, Inc. in 1990 and updated in 2003 is attached as Exhibit 14. It demonstrates that at least 75% of existing windows require replacement: 29% are in very poor condition manifesting extensive rot or rust and more than 50% of sash members entirely absent;

Impact on Existing Conditions

In lieu of the interior structural demolition and installation of a new steel superstructure in Section 9 to accommodate 7 levels of parking (251 spaces) within the existing envelope of the basement and floors 1-4 proposed and approved in Part 2 of the 1987 HPCA, attached plans substitute reduced impact on historic fabric by demolition of the westernmost 5 bays of Section 10 to column line 11 (see Feature No. 2 Demolition). The interior brick wall at column line 11 will serve as the new western elevation from the basement to the first floor. A new wall clad with cementitious clapboard, reflective of the brick and wood treatment at the N elevation of Section 5 of Mill 2 will be devised for levels 2-5.

The non-bearing, interior brick wall between column lines 17 and 18 will be removed. New or enlarged openings to allow auto passage will be made in brick walls at column lines 24, 33 and 43. The freight elevator in Section 11 will be removed. The remainder of Section 10 and Sections 9 and 11 will be utilized to help meet the required 1:1 ratio of parking spaces for the 153 apartments to be added to the restricted site. Ninety-five spaces, 67 individual parking spaces and 28 tandem spaces will be created in the basement. Fifteen outdoor parking spaces will be located along the driveway. Fifty-five additional spaces will be located at the Napping Building (Section 12) at the opposite end of the mill yard.

The approved 1987 Historic Preservation Certification Application called for the installation of salvaged windows in Section 9, the area to be used as a garage where they could be utilized with transoms fixed open and sash fixed closed. Wooden replacement windows with operable single-hung sash and riding storm panels were approved for installation in other locations.

As per attached plans, the current proposal is to replace existing windows with new, metal windows with exterior, applied muntins integral to the sash. New windows will match originals in size, shape and muntin size, but will house insulated glass. To allow a closer match to the muntins of the original, and maintain the single plane of the fixed-sash windows, the bottom section of the replacement sash will function as awning windows. Aluminum brick mold approximating the original will be installed.

CONTINUATION/AMENDMENT SHEET

Historic Preservation Certification Application

Mill No. 3/Picker House and Boiler House, Massachusetts Mills
Property Name

95 Bridge Street Lowell, MA
Property Address

Existing Conditions

Impact on Existing Conditions

46% are in poor condition with significant rot or rust and significant weakened, damaged or missing members.

Photo No. P-8, P-12, P-13, 16, P-17a - P-17c; P-18 - P-20,
P-25 - 28, P-32, P-33, P-39, P-40, P-42 - P-46,
P-51, P-60 - P-63, P-65, P-68, P-70, P-71, P-73,
P-75 - P-79.

Plan No. D-5, D-6, D-7, A2.1, A2.2, A3.1, B-61, Exhibit 15

5. Feature: Fenestration Boiler House
Date: 1909-1911

All windows are missing or badly damaged. Only fragments of wooden sash original to the north elevation and metal sash utilized on the south elevation survive in the Boiler House.

Photo No. P-8, P-12, P-13, 16, P-17a - P-17c; P-18 - P-20,
P-25 - 28, P-32, P-33, P-39, P-40, P-42 - P-46,
P-51, P-60 - P-63, P-65, P-68, P-70, P-71, P-73,
P-75 - P-79. P- 231

Plan No. D-1, D-2, A2.1, A6.1, A6.2, A7.1, Exhibit 16

As approved in the 1987 Historic Preservation Certification Application to illuminate new floor levels, 51 window openings will be modified or installed to allow habitable space to be created in the Boiler House which is now proposed to include 5 floors rather than 6 levels. As per attached plans, on the N elevation 19 blind panels with granite sills will be opened and enlarged by dropping the sill 24" to create window openings for the top floors. On the S elevation, 12 new openings, sized in proportion to existing windows at the main level, will be installed between the piers and above openings on the first floor to illuminate third floor apartments. Eleven existing openings on the main level will be enlarged at both the top and bottom to light first and second level units. New openings in the S elevation of the Boiler House are visible only from the areaway between it and Mill No. 3/Picker House. On the blank W elevation, 7 window openings will be created. The W elevation of the has only limited visibility from the Bridge which carries Bridge Street over the Merrimack River. Similar to the N elevation, the 3 blind panels with granite sills on the E elevation will be opened and enlarged by dropping the sill 24" to create window openings for the top floors.

As per attached plans, new, metal windows with exterior, applied muntins integral to the sash will be installed. New windows will match originals in size, shape and muntin size, but will house insulated glass. To allow a closer match to the muntins of the original, double-hung sash windows and maintain the single plane of the fixed sash windows, the top or bottom sections of the replacement sash will function as awning windows. Aluminum brick mold approximating the original will be installed.

6. Feature: Boiler House Pump Room
Date: 1910-1911

Appended to the S elevation is a small, 19' x 22', brick structure that housed pumps which moved oil from tanks to the boilers.

Photo No. P-57, P-58, P-304 - P-306

Plan No. D-1, A5.1

As approved in Part 2 of the 1987 HPCA and as per attached plans, the Boiler House Pump Room will be removed to help open the narrow areaway between the Boiler House and Mill No. 3/Picker House.

CONTINUATION/AMENDMENT SHEET

Historic Preservation Certification Application

Mill No. 3/Picker House and Boiler House, Massachusetts Mills

Property Name

95 Bridge Street Lowell, MA

Property Address

Existing Conditions

Impact on Existing Conditions

7. Feature: Coal Elevator
Date: Unknown

The coal elevator will be removed.

A narrow shaft sided with corrugated metal stands full height adjacent to the sixth bay from the W end of the S elevation of the Boiler House. The shaft is unsightly, in poor, deteriorated condition, with corroded and missing siding and failing superstructure.

Photo No. P-59 - P-62

Plan No. D-1, A5.1

8. Feature: Boiler House Coal Bunker and
Associated Structures/Equipment
Date: 1909-1911

As per attached plans, the coal bunker, walls, steel supports, and coal chutes will be removed. Part of the bunker floor will be retained. Associated structures including catwalks, steel stairs and sheet metal flues interior to the building and leading to the smoke stack will be removed.

Boilers and most equipment were removed for salvage long ago. The concrete-lined and metal coal bunker, sheet metal flues, metal stairs and catwalks remain in the Boiler House. All are in poor condition having deteriorated as a result of fire, impact from an explosion across the river in the 1970s and subsequent exposure to the elements. All inhibit the adaptation of the building to residential use. The sides of the 47'-wide coal bin rise flush with the underside of the roof. The bin runs almost the entire length of the approximately 272' x 48' building and is 26' deep along the N elevation, extends with a flat bottom for 26.5' then slants at an oblique angle for 32' 5.5" for to a depth of 5' 2.5" along the S elevation. A sheet metal flue in poor condition projects out of the ninth bay from the W end of the building and leads to the adjacent smoke stack.

Photo No. P-286, P-290 - P-294, P-297 - P-301, P-307, P-313.

Plan No. D-1, A5.1

9. Feature: Penthouse on Coal Conveyor
Boiler House
Date: 1909-1911

As per attached plans and as previously approved in Part 2 of the 1987 HPCA, the penthouse concrete, steel and decking on the roof of Boiler House will be removed to the top of the trusses.

The flat roof of the Boiler House is almost entirely covered by a 8'-high, 38' wide x 300' long, steel-framed, flat-roofed, corrugated-stucco sided and roofed penthouse. Now in very poor, deteriorated condition, it sheltered a coal conveyor that delivered coal from a dump car siding at the site of the original Boiler House A (Section 17, demolished 1937) near Bridge Street. The trestle which carried the coal from the siding over the Main Power House (Section 19) has been demolished. The monitor or penthouse over the conveyor has lost physical and architectural integrity and has been obsolete since the boilers were converted to burn oil rather than coal. The roof area itself has been invaded by vegetation.

CONTINUATION/AMENDMENT SHEET
Historic Preservation
Certification Application

Mill No. 3/Picker House and Boiler House, Massachusetts Mills
Property Name

95 Bridge Street Lowell, MA
Property Address

| Existing Conditions | | Impact on Existing Conditions |
|---|--|--|
| Photo No. | P-317 - P-322 | |
| Plan No. | D-1, D-2, A6.1, A6.2 | |
| 10. | Feature: Exterior Dust Flue, Mill No. 3/ Picker House Date: 1909-1910 | As per attached plans and as previously approved in Part 2 of the 1987 HPCA, the exterior dust flue will be removed. New window openings will be created to allow residential space on the interior of each floor. |
| A full-height, brick, approximately 26' x 18', exterior dust chimney rises full height at the seventh and eighth bays from the east end of the north elevation. Two, interior dust flues exist in the building: one in the NW corner and of Section 10 one in the NE corner of section 9, perpendicularly-oriented and tangential to the exterior flue. | | |
| Photo No. | P-51 - P-53, P-56, P-59, P-61, P-70, P-71, P-76, P-77, P-62, P-104, P-106, P-210, P-226, P-229, P-257, P-267 | |
| Plan No. | D-3, D-4, A1.1, A1.2, A2.2 | |

BLAST TRIGGERS DOWNTOWN FIRE



THE LOWELL SUN

Lowell, Mass. • WEDNESDAY EVENING, FEBRUARY 24, 1965 • 36 Pages, 10 Cents

Cold

City ★ ★

88th Year Serving Historic Middlesex County

SEE PAGE 3

EDITION

Council Sets Date For Discussion of Budget

LOWELL.—The first formal study of the 1965 city budget will be held Saturday, March 6 at 10:30 a. m. when the city council meets for its annual examination of the city manager's recommendations.

The council yesterday set the Saturday date for the first of its sessions. At that time, heads of the police, fire, public works, health and library departments will be summoned to justify their 1965 proposals.

In defending his stringent cuts in department requests this year, City Manager Ready yesterday said that some of the items he had dropped from his budget might find their way back "as the picture becomes clearer" closer to the deadline for final submission. This is expected to be some time in June, just prior to the state's determination of the 1965 tax rate.

Mayor Ellen A. Sampson, on her first appearance in the council since her recent illness which had confined her to St. Joseph's hospital, came to the defense of Manager Ready against criticism of his budget. She labeled as "unfair" any editorial comment which held that he was "trying to mislead the public," as she said, by not including certain items.

Her remarks were apparently directed at charges made over the week-end that Ready had not carefully checked out his facts about his hopes for possible reimbursements from the federal medicare program which could save Lowell some \$500,000 in the "medical care to the aged" category. Ready had eliminated this amount from his estimates "on the theory and

in the hope," as he said, that the federal funds would be available to Lowell before June of this year.

(The Social Security Administration in Washington on Friday informed The Sun that the present timetable for medicare legislation calls for the hospital care phase of the program to take effect on July 1, 1966).

MANAGER READY explained to the council that the sooner they approved the public works department's budget, the sooner the 40 so-called "temporary" workers would be able to receive the \$11 increase which Ready has given to them in his budget.

These laborers have been working, some of them for as much as two years, on a provisional, 90-day "temporary" basis which has been extended repeatedly under previous civil service regulations. But the civil service has now informed Lowell they must be made permanent, with all the fringe benefits to which ordinary workers are entitled.

In response to this information, the council agreed to schedule the DPW department study in its first session. Library officials also requested early consideration.

Another delicate aspect of the 1965 budget was touched on last night; the matter of overtime figures in the DPW and the custodians of the school department. Several councilors indicated they wanted to study the extensive overtime category to see whether any staggering of assignments or use of extra men could eliminate this expenditure, or at least avoid possible abuses.

City Efforts to Clarify Contract Unsatisfactory

LOWELL.—In a progress report last night to the city council, City Manager P. Harold Ready said the city's efforts to clarify a contract with the MBTA were still unsatisfactory. Ready said that he had been given a revised paragraph for the draft contract which was designed to straighten out his own doubts about measuring the liability of Lowell for any suits for damages by the Eastern Mass. bus company.

Instead of specifying a definite one-year time period as a standard for assessing whether the bus company would lose any patronage from a contract with the MBTA, the new paragraph said the claims would be "determined on the same basis as that used by said (bus) com-

pany, and on which payment or payments were made by the Authority in settlement of any said claim."

Ready said his legal mind detected no great improvement in this wording over the earlier version which spelled out the period from "an. 15, 1964 to Jan. 15, 1965 as the yardstick for measuring an increase or decrease in bus patronage. This would fall BEFORE the Boston and Maine trains were discontinued under ICC permission.

Ready said further that his reading of the proposed contract revealed that if Eastern Mass. did not accept the MBTA findings, it could appeal to the Board of Arbitration. This board could then "order" the authority to purchase the bus company's assets. If this happened, Lowell would "agree to pay its proportionate share of the net additional expense."

Vagueness in what this means has caused Ready and his city solicitor to hold off any decision as to whether to proceed with signing a contract with the MBTA.

Short of a reconsideration by the ICC of its order discontinuing commuter trains to and from Lowell, Lowell has no alternative but to sign a contract with the MBTA if it wants to have the commuter trains continue. Failing this, all runs will stop in mid-March.

Atty. Edward F. Novick

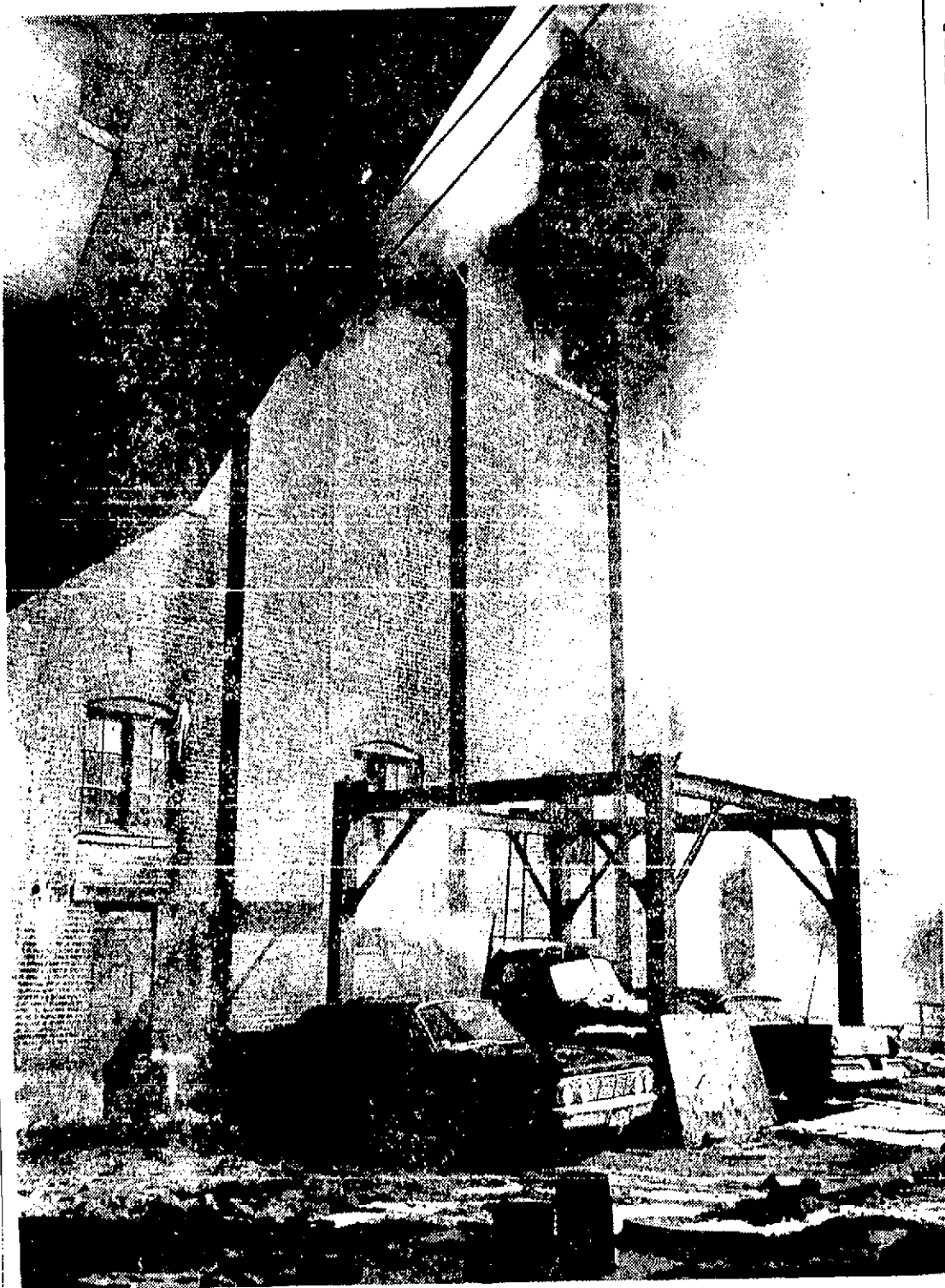
Announces New Location of

LAW OFFICES

4th FLOOR

FAIRBURN BUILDING

10 KEARNEY SQUARE



Scene of General Alarm Blaze

Smoke and fire pour from building at 95 Bridge street that was gutted by a blast shortly before noon today. Hundreds of factory employees were evacuated from

the buildings although it appeared firemen would confine the blaze to the building that houses the boiler plant.

Neutralization Seen Soviet Plan

MOSCOW (AP)—The Soviet Union is likely to advocate neutralization of South Viet Nam at any international conference on it, diplomatic sources said today.

The sources said the Soviet Union also is considering proposing a noninterference agreement on South Viet Nam and an agreement to halt introduction

of new weapons into all of Viet Nam.

Soviet officials were unavailable for comment. The description was given by diplomatic sources as the French government announced that it had agreed to co-operate with the Soviet government in pressing for a Viet Nam conference.

The U.S. Embassy said there had been no discussion involving Americans here of a conference. The British Embassy de-

clined comment on discussions that London announced were going on in various places.

Potomac Fever

WASHINGTON—How did that Canadian girl get involved in the plot to blow up the Statue of Liberty? Another press agent's stunt—to prove blondes do have more fun?

It was silly of them to think about blowing up the Washington Monument. Every rocket expert who sees it immediately says it'll never get off the ground.

Winston Churchill left an estate of only \$439,000. That's the trouble with those small countries—so few home town television franchises.

Gus, Paul Johnson says "we're Americans as well as Mississippians, whether we like it or not." That's O. K., governor. Nobody's perfect.

An ex-Columbia Broadcasting System musician claims England owes him \$1.12 billion. He won't buy CBS if he gets the money, though—hates baseball.

JACK WILSON

JOHN DICKSON, manager of

ment Co. (LD).

Rev. Scanlon Assigned to Sacred Heart

LOWELL.—Rev. Thomas J. Scanlon, OMI, has been assigned to Sacred Heart parish, to serve as curate and bursar.

Father Scanlon, presently assigned to the Oblate Fathers' Novitiate, Tewksbury, is no stranger to the city. Before his years as chaplain with the U. S. Army, he had been stationed at Sacred Heart. After military service, from 1953 until 1961 he was in the Immaculate Conception parish. He went to the new Novitiate in 1961.

Father Scanlon was ordained in 1941. He is a native of Beverly.

"It Don't Look Good"

LOWELL.—This area is in for a spell of bad weather.

The weather bureau hedged on the amount of expected precipitation, but did say that it would be in the form of snow, steel and freezing rain.

Clouds will move in late tonight, with the brunt of the storm forecast for Thursday. After midnight snow will sweep into western and southern New England and overspread the entire six-state region on Thursday.

The snow will result from what the weather bureau characterizes as a "rather complex storm situation." One storm was located this noon as just east of northern Florida, and the other was developing over the Tennessee valley. Both are headed this way.

Space Shot?

MOSCOW (AP)—Rumors circulated in Moscow today that the Soviet Union will soon put men into space again.

There was no confirmation. As usual, officials refused to discuss the subject. Soviet launchings are announced only when they are successful.

COLOR

TV WEEK

in

GREATER-LOWELL

March 1 to

March 6



FASHION FOR THE HOME

is in a wonderful springtime mood...

See what's new for the home

SPRING

HOME

FASHION

SECTION

SUNDAY FEB. 28

in the SUN

TONIGHT IN THE AUDITORIUM THE NEW ENGLAND GOLDEN GLOVES

TOURNAMENT OF CHAMPIONS

TICKETS, SUN ANNEX, KEARNEY SQ. -- BOX OFFICE OPEN 'TIL 5 P.M. — AUDITORIUM BOX OFFICE OPENS 6:30

1965 Net Proceeds To Be Donated To The United Fund of Greater Lowell.